

PRE-CERCLIS SCREENING ASSESSMENT CHECKLIST/DECISION FORM

This checklist can assist the site investigator during the Pre-CERCLIS screening. It will be used to determine whether further steps in the site investigation process are required under CERCLA. Use additional sheets, if necessary.

Checklist Preparer: Dan Chesterson / Environmental Manager 4/01/03
(Name/Title) (Date)
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Site Name: LaSalle Park Surface Soil Site

Previous Names (if any): _____

Site Location: 3419 W. Washington Street
(Street)
South Bend, IN 46619 -
(City) (St) (Zip)

Latitude: N 41-40-35.13 Longitude: W 086-17-47.43

Complete the following checklist. If "yes" is marked, please explain below.	YES	NO
1. Does the site already appear in CERCLIS?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Is the release from products that are part of the structure of, and result in exposure within, residential buildings or businesses or community structures?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Does the site consist of a release of a naturally occurring substance in its unaltered form, or altered solely through naturally occurring processes or phenomena, from a location where it is naturally found?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Is the release into a public or private drinking water supply due to deterioration of the system through ordinary use?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Is some other program actively involved with the site (i.e., another Federal, State, or Tribal program)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Are the hazardous substances potentially released at the site regulated under a statutory exclusion (i.e., petroleum, natural gas, natural gas liquids, synthetic gas usable for fuel, normal application of fertilizer, release located in a workplace, naturally occurring, or regulated by the NRC, UMTRCA, or OSHA)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Are the hazardous substances potentially released at the site excluded by policy considerations (e.g., deferral to RCRA Corrective Action)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Is there sufficient documentation that clearly demonstrates that there is no potential for a release that could cause adverse environmental or human health impacts (e.g., comprehensive remedial investigation equivalent data showing no release above ARARs, completed removal action, previous HRS score determined, ASTM Phase I, II etc. completed EPA approved risk assessment completed)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Please explain all "yes" answer(s), attach additional sheets if necessary: Site is active in Indiana Brownfields Program

Site Determination: ☒ Enter the site into CERCLIS. Further assessment is recommended (explain below).
☐ The site is not recommended for placement into CERCLIS (explain below).

DECISION/DISCUSSION/RATIONALE:

A Screening Site Inspection Report (SSIR) was conducted and prepared by EPA (Ecology and Environment, Inc.) in June 1989. Five (5) surface soil samples were taken during the SSIR. According to the report, the Bendix Corp. may have disposed of wastes including organic substances, inorganic substances, solvents, heavy metals, acids, bases, and asbestos during the 1950's. Additionally, wastes including paints, hydroxide sludge, soluble oil and water mixtures, wastewater treatment sludge, chromic acid, nickel waste, solvents or naphtha, foundry sand and cyanide may have been disposed at the 17 Bendix disposal sites in the South Bend area, including Beck's Lake. Other companies and individuals also used the site for dumping.

LaSalle Park does not appear on any Sanborn Maps of South Bend. However, some of the neighboring areas were on the maps. These include the Bendix Aviation Corporation approximately 2 blocks to the north. Bendix has been named as the primary responsible party for waste dumped at LaSalle Park. According to the 1917 and 1980 Sanborns, there was a foundry at the property, a forge shop, a machine shop, a factory, and several other buildings.

Another primary industry in the area included the Singer Manufacturing Corp. In 1901, the Singer Manufacturing Company moved its facility to the western part of the city, between Western Avenue and the railroad tracks, Walnut Street and Olive Street, approximately 2 blocks south/southeast of LaSalle Park. Singer manufactured cabinet cases for their sewing machines at this property, which was at one time the largest cabinet factory in the world and employed over 3000 people. The company continued to make cabinets in South Bend until 1954. In the 1960's after a fire, several of the buildings were torn down for urban renewal projects. The 76-acre site once included a foundry, drying kilns, cabinetry buildings and incinerators. According to the 1980 Sanborn Map, the property was used for a variety of commercial purposes, including Maycrest Enterprises (unknown activities), the Empire Paper Box Corp., warehouses, and auto and truck sales and service shops. Other current industries and businesses in the area observed during a site reconnaissance visit include METECH International, Inc. (vacant since approx. 2000), a former electronics products and industrial scrap metal recycler; Mohawk Flush Doors, a manufacturer of institutional, commercial, and architectural wood doors; W.J. Hagerty, LTD, manufacturer of silver and jewelry care products; Bosch Automotive, currently occupying the former Bendix Corp. facility, a manufacturer of automobile components; and Prime Source Supply, a supplier of reinforcement, waterproofing, forming, cementitious and other products.

An IDEM Brownfields Environmental Assessment sampling event was conducted in October 2001. Results from this sampling indicated high levels of arsenic in all surface soil samples except the background sample. Results ranged from 4.8 ppm to 20.9 ppm (IDEM Risk Integrated System of Closure levels are 3.9 ppm for residential and 20 ppm for industrial). The background sample taken from the BEA was 2.7 ppm and was the only sample below the RISC residential closure level. Additional research into background levels for the United States indicate that arsenic ranges from between 1 to 40 ppm (Beyer and Cromartie 1987; Eckel and Langley 1988; EPA 1982; NAS 1977). The U.S. Geological Survey reports the mean and range of arsenic in soil and other surficial materials as 7.2 and <0.1 to 50.6 ppm, respectively.

Lead was detected in one sample at 784 ppm. This sample was taken from a vacant lot across the street from LaSalle Park and may be attributable to paint from a residence formerly located on the property.

Sediment and surface water from Beck's Lake was also sampled in October 2001. Results indicated high levels of lead, arsenic, mercury and benzo(a)pyrene in the sediment. State of Indiana funding will be used to conduct fish tissue sampling in the Spring of 2003.

The City of South Bend and neighbor of LaSalle Park are extremely interested in our office conducting follow-up sampling due to high levels of arsenic and lead detected at the park and in adjacent vacant lots. In addition to a large single-family home residential area to the south, there is a multi-family residential complex and a large garden immediately to the west of the park. There are also several gardens located in the single-family residential area. The city is attempting to revitalize the area; options include turning vacant lots into side yards for existing residences, community gardens, infill-mixed housing development, or business development such as a seasonal Farmer's Market.

Regional EPA Reviewer:

Print Name/Signature

Date

State Agency/Tribe:

Print Name/Signature

Date